HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

47 Penningtons Lane, Macclesfield, SK11 7US





47, Penningtons Lane, Macclesfield, Cheshire SK11 7US

Occupying a highly desirable position with stunning views towards the surrounding rolling Cheshire countryside, this attractive three/four-bedroom detached residence was constructed circa 1960 and has been a much-loved family home for many years.

Offering spacious and highly versatile accommodation throughout, the property would benefit from a programme of modernisation, providing an excellent opportunity for purchasers to create a superb family home tailored to their individual tastes and requirements.

The accommodation briefly comprises a porch, entrance hall, lounge, dining room, kitchen, utility room, conservatory, and an additional ground-floor room currently utilised as a bedroom. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an adjoining dressing room, together with a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a front garden and block-paved driveway, providing ample off-road parking and access to a detached garage offering additional parking and storage. Beyond the garage is a further parking space to the rear.

The rear garden is a particularly impressive feature of the property, extending to an excellent size and enjoying a high degree of privacy, being fully enclosed by mature hedging and fencing. Predominantly laid to lawn, the garden benefits from a highly desirable southerly aspect, ensuring excellent levels of natural sunlight throughout the day and providing an ideal setting for family life, outdoor entertaining, and relaxation.

A rare opportunity to acquire a detached family home in a highly sought-after semi-rural location. Enjoying attractive open views, a private south-facing garden, and considerable scope for modernisation and enhancement, the property offers purchasers the chance to create a truly exceptional home.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane turning left at the second set of traffic lights at the Flower Pot into Congleton Road. Penningtons Lane is the third turning on the right hand side and the property can be found on the left.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
uPVC sliding door. Courtesy light. uPVC double glazed window. uPVC inner front door with glazing inset.

Entrance Hall
Handrail to the staircase. Understairs storage cupboard. uPVC double glazed windows. Double panelled radiator.

Lounge
14'5 x 12'00
Wall light points. uPVC double glazed window. Double panelled radiators. Double doors to the Dining Room.

Dining Room
15'07 max x 10'10
Fitted shelving and drawers. Double panelled radiator. uPVC sliding doors to the Conservatory.

Kitchen
12'4 x 9'10
Single drainers stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and under unit lighting. Integrated Electrolux single oven with four ring electric hob and extractor hood over. Space for an American style fridge/freezer. Plumbing for dishwasher. Plumbing for washing machine. Partially tiled walls. Fitted shelving.uPVC double glazed windows. uPVC door opening at the side elevation.

Conservatory
9'11 x 8'7
Ceiling fan. Hardwood flooring. uPVC double glazed windows. uPVC sliding door to the garden.

Bedroom Four
11'3 x 8'5
Meter cupboard. uPVC double glazed windows. Double panelled radiator.

Utility
8'5 x 7'8
Space for tumble dryer. uPVC window.

First Floor

Landing
Handrail to the staircase. Airing cupboard housing the Baxi combination condensing boiler. uPVC double glazed window.

Bedroom One
12'3 to the wardrobes x 12'1
Fitted wardrobes. uPVC double glazed window. Double panelled radiator.

Dressing Room
6'10 x 6'7
Fitted wardrobe and cupboards. Loft access. uPVC double glazed window.

Bedroom Two
11'11 x 10'11
uPVC double glazed window. Double panelled radiator.

Bedroom Three
10'1 x 9'2 max
uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap and electric shower over, a pedestal washbasin and a low suite W.C. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside

Detached Garage
19'5 x 11'1
Roller door and up and over door to the rear. Power and light.

Gardens
To the front of the property, a block-paved driveway provides ample off-road parking and access to the garage, complemented by a mature and well-maintained garden. The fully enclosed rear garden is a particularly appealing feature, enjoying a desirable southerly aspect and extending to an excellent size. Predominantly laid to lawn, it is attractively landscaped with ornamental ponds, mature planted borders, and a flagged patio seating area, creating an ideal space for outdoor dining, entertaining and relaxation.

Tenure
Freehold

£399,950

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